

Scituate Adaptive Building Reuse Committee

Meeting Minutes – 13 August 2015

Members attending: Karen Pritchard, Patricia Lambert, Maura Dawley, Larry Guilmette, Gordon Price, Bob DeLorenzo, Al Bangert

Also in attendance: Bob Dillon, Donna Street

7:00 PM -Meeting called to order at the Gates School front entrance.

-The Committee toured all floors and sections of Gates School lead by Donna Street and Bob Dillon of the School Department.

-At the end of the tour, the Committee members had a discussion of their first impressions of the building.

- LG: Good, well built structure, but there will be considerable cost and time required to re-habilitate it for another purposes. Numerous elevation changes present a challenge to future users.
- BD: Nice location for the building, but it looks like a huge project to re-purpose it.
- PL: The mechanicals look good for the age of the building.
- MD: B-wing looks like it could be rehabbed and made usable as Town offices.
- GP: Might make a great Town Hall. Not very comfortable and welcoming as a Senior Center as it is. A-wing could be rehabbed for this, but it would be costly. Exterior of the structure is beautiful, but the inside today looks very institutional.
- LG: Before an RFP could be issued seeking buyers, Town would want to do considerable investigation into asbestos, lead paint, hazardous materials, mechanical conditions, etc. in order to obtain best offers. This research would need to be done even if the Town plans to repurpose for other Town uses.
- KP: One big consideration will be people flow and accessibility – parking, entrances, separation of activity spaces as appropriate, lighting, etc.

-KP laid out her thoughts on how to approach next steps for Gates for potential reuse:

- Define the specific needs of each department involved (# of offices, size of conference rooms, public accessibility, privacy, infrastructure, etc.).
- Look at alternatives for meeting the needs.
- Block out spaces.
- Determine changes and improvements required to accommodate the needs of the potential new inhabitants.
- Establish budget cost estimates.

8:30 PM Motion to adjourn: Bangert; seconded Price; unanimous vote to adjourn

NEXT MEETING: Thursday, 20 August 2015 at Scituate Town Hall

Minutes submitted by Al Bangert